



COUNCIL MINUTES

June 25, 2024, 6:00 p.m.
Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray, AB T9H 2K4

Present: Sandy Bowman, Mayor
Ken Ball, Councillor (via MS Teams)
Funky Banjoko, Councillor
Lance Bussieres, Councillor (via MS Teams)
Kendrick Cardinal, Councillor
Shafiq Dogar, Councillor (via MS Teams)
Allan Grandison, Councillor
Keith McGrath, Councillor (via MS Teams)
Jane Stroud, Councillor
Loretta Waquan, Councillor
Stu Wigle, Councillor

Also Present: H. Hunter, Chief Administrative Officer
J. Brown, Chief Legislative Officer
D. Bergey, Director, Community Services
L. Farquharson, Chief Financial Officer
D. Fraser, Director, Indigenous and Rural Relations
A. Haitas, Director, Planning and Development Services
K. Hansen, Director, Organizational Support Services
M. Harrison, Chief of Staff
A. Rempp, Director, Environmental Services
K. Smith, Director, Public Works
C. Sheaves, Legislative Officer

1. **Call to Order**

Mayor S. Bowman called the meeting to order at 4.04 p.m.

2. **Move into Closed Session**

MOVER: J. Stroud

SECONDER: F. Banjoko

THAT Council close item 3.1 to the public and move into Closed Session at 4:04 p.m. pursuant to section 24(1) of the *Freedom of Information and Protection of Privacy Act*.

FOR (8): S. Bowman, K. Ball, F. Banjoko, K. Cardinal, S. Dogar, A. Grandison, J. Stroud, and S. Wigle

ABSENT (3): L. Bussieres, K. McGrath, and L. Waquan

CARRIED (8 to 0)

3. Closed Session (Commencing at 4:00 p.m.)

3.1 Advice from Officials - Administrative Briefing

(in camera pursuant to section 24(1) of the *Freedom of Information and Protection of Privacy Act*)

The following individuals were in closed session to provide information and advice to Council:

H. Hunter, Chief Administrative Officer, J. Brown, Legislative Services, A. Haitas, K. Efu and S. Chandhiok, Planning and Development Services, and L. Farquharson, Corporate Services.

Entrances

Councillor K. McGrath joined the meeting via MS Teams at 4:08 p.m.

Councillor L. Waquan entered the meeting at 4:26 p.m.

4. Return to Open Session

MOVER: F. Banjoko

SECONDER: S. Wigle

THAT Council move out of Closed Session at 4:30 p.m.

FOR (10): S. Bowman, K. Ball, F. Banjoko, K. Cardinal, S. Dogar, A. Grandison, K. McGrath, J. Stroud, L. Waquan, and S. Wigle

ABSENT (1): L. Bussieres

CARRIED (10 to 0)

5. Adoption of Agenda (Public Session Commencing at 6:00 p.m.)

A recess occurred from 4:31 p.m. to 6:03 p.m.

Councillor K. Ball served notice of his intent to bring forward the following motion for Council's consideration at the July 9, 2024, Council Meeting, or at a Special Meeting of Council called by the Chair:

"WHEREAS Procedure Bylaw No. 18/020 outlines the procedures for a Councillor to make a motion introducing a new matter; and

WHEREAS a Councillor may make a motion introducing a new matter if Council passes a resolution dispensing with notice as outlined section 114(b); and

WHEREAS Council should only dispense with notice in emergent and/or emergency situations when there is unanimous agreement to do so.

THEREFORE, BE IT RESOLVED THAT Administration bring forward an amendment to the Procedure Bylaw that adjusts section 114 to include unanimous consent as a requirement to dispense notice."

Councillor L. Bussieres served notice of his intent to bring forward the following motion for Council's consideration at the July 9, 2024 Council Meeting, or at a Special Meeting of Council called by the Chair:

"WHEREAS the Municipality maintains and owns a number of assets; and

WHEREAS Administration has brought forward the projection on the municipal assets and the costs associated with maintaining and operating them.

THEREFORE, BE IT RESOLVED THAT Administration investigate the disposal/sale of municipal assets that are no longer in use or those assets that have low repurpose potential, and bring for a detailed disposal plan which may include options such as sale, donation, recycling, or other appropriate disposal methods, in alignment with all relevant policies and regulations along with an updated Asset Management Policy."

Councillor K. McGrath served notice of his intent to bring forward the following motion for Council's consideration at the July 9, 2024, Council Meeting, or at a Special Meeting of Council called by the Chair:

"WHEREAS in March 2019, Council approved Bylaw No. 19/005 the Integrity Commissioner Bylaw; and

WHEREAS on March 28, 2023, Kenneth J. Warren K.C. was appointed by Council as the Integrity Commissioner effective April 1, 2023, to April 1, 2025.

BE IT RESOLVED THAT the appointment of Kenneth J. Warren, K.C. be revoked and subject to legal obligations pursuant to such contract of appointment and obligations to be completed pursuant to section 8 of the Integrity Commissioner Bylaw, and that Administration be directed to terminate the contract for services effective immediately;

THAT Administration be directed to open a public request for proposals for a replacement Integrity Commissioner and bring forward all applications received to Council for review and consideration; and

THAT Administration complete its review the Integrity Commissioner Bylaw as directed by Council on April 30, 2024, and bring forward amendments in support of such review and to ensure, in addition to all other recommended amendments, that the Integrity Commissioner's processes provide that the intake of complaints following such amendments, are completed solely by Council's newly appointed Integrity Commissioner within a 90-day reporting timeframe."

MOVER: A. Grandison
SECONDER: S. Wigle

THAT the Agenda be adopted as presented.

FOR (11): S. Bowman, K. Ball, F. Banjoko, L. Bussieres, K. Cardinal, S. Dogar, A. Grandison, K. McGrath, J. Stroud, L. Waquan, and S. Wigle

CARRIED (11 to 0)

6. Consent Agenda

Councillor J. Stroud requested that items 6.4 Community Investment Program Funding Priorities and 6.5 2024 Q1 Capital Projects Status Update be removed from the Consent agenda and added under New and Unfinished Business as items 8.5 and 8.6.

MOVER: J. Stroud
SECONDER: S. Wigle

THAT the recommendations contained in items 6.1, 6.2, 6.3, 6.4, and 6.5 be approved.

FOR (11): S. Bowman, K. Ball, F. Banjoko, L. Bussieres, K. Cardinal, S. Dogar, A. Grandison, K. McGrath, J. Stroud, L. Waquan, and S. Wigle

CARRIED (11 to 0)

6.1 Minutes of Council Meeting – June 11, 2024

MOVER: J. Stroud
SECONDER: S. Wigle

THAT the Minutes of the Council Meeting held on June 11, 2024 be accepted as presented.

CARRIED

6.2 Minutes of Council Meeting - June 18, 2024

MOVER: J. Stroud
SECONDER: S. Wigle

THAT the Minutes of the Council Meeting held on June 18, 2024 be accepted as presented.

CARRIED

6.3 2024 Forest Resource Improvement Association of Alberta (FRIAA) Grant Application Support – Janvier Fireguard

MOVER: J. Stroud
SECONDER: S. Wigle

THAT the Mayor be authorized, on behalf of Council, to provide a letter of support to the Forest Resource Improvement Association of Alberta, for the Regional Municipality of Wood Buffalo's FireSmart application for the 2024 Janvier Fireguard.

CARRIED

6.4 Bylaw No. 24/012 - Student Dormitories Taxation Bylaw

MOVER: J. Stroud
SECONDER: S. Wigle

THAT Bylaw No. 24/012, being the Student Dormitories Taxation Bylaw, be read a first time.

CARRIED

6.5 Council Appointed Advisory Committee Meeting Minutes

MOVER: J. Stroud
SECONDER: S. Wigle

THAT the Minutes from the Council Appointed Committee Meetings, as outlined in Attachments 1 - 7, be accepted as information.

CARRIED

7. Recognition

7.1 Proclamation – National Injury Prevention Day

Mayor S. Bowman proclaimed July 7, 2024, as National Injury Prevention Day.

8. New and Unfinished Business

8.1 Bylaw No. 24/008 - Land Use Bylaw Amendment for Lot 1, Block 1, Plan 232 1444, in Draper

8.1.1 Public Hearing - Bylaw No. 24/008 – Land Use Bylaw Amendment for Lot 1, Block 1, Plan 232 1444, in Draper

Mayor S. Bowman declared the Public Hearing open at 6:12 p.m.

Amanda Haitas, Such Chandhiok and Nabil Malik, Planning and Development Services, provided an overview of the proposed Land Use Bylaw (LUB) amendment for Lot 1, Block 1, Plan 232 1444 in Draper (subject property), noting that the subject property landowner is proposing a LUB amendment to re-district the Subject Property from 'SH-Small Holdings District' and 'CR-Country

Residential District' to 'SH-Small Holdings District', as the property is currently split zoned and regulated by two LUB districts. The proposed LUB amendment will provide greater opportunity for development potential on the subject property.

Opening Statement from Applicant

Kim Jean and Tessa Vesak, Jean Family Businesses Ltd. provided a presentation, in support of the Land Use Bylaw Amendment for Lot 1, Block 1, Plan 232 1444 in Draper.

Written Submissions

It was acknowledged for the record that 40 written submissions were received in support of the Land Use Bylaw Amendment for Lot 1, Block 1, Plan 232 1444 in Draper (the LUB amendment), noting that 38 submissions were included as part of the Applicant's supplementary materials package, and 2 submissions were submitted directly to Legislative Services.

Verbal Submissions

Rodney Duffett, resident, spoke in opposition of the LUB amendment.

Michelle Hondl, resident, spoke in opposition of the LUB amendment.

Richard Saari, resident, spoke in support of the LUB amendment.

James Hiltz, resident, spoke in opposition of the LUB amendment.

Robert Parmenter, resident, spoke in support of the LUB amendment.

Amber Fort, resident, spoke in support of the LUB amendment.

Julieta Miranda, resident, spoke in support of the LUB amendment.

Shane Kidd, resident, spoke in support of the LUB amendment.

Mila Byron, resident, spoke in support of the LUB amendment.

Kyla Penner, resident, spoke in support of the LUB amendment.

Robbie Picard, resident, spoke in support of the LUB amendment.

Monique Gauthier, resident, spoke in support of the LUB amendment.

Amanda Gergely, resident, spoke in support of the LUB amendment.

Tylor Cooper, resident, spoke in opposition of the LUB amendment.

Elliott Pierre, resident, spoke in support of the LUB amendment.

Adriana Valdez, resident, spoke in support of the LUB amendment.

Dillion Kakaschke, resident, spoke in opposition of the LUB amendment.

Cathy Steeves, United Way Fort McMurray Wood Buffalo, spoke in support of the LUB amendment.

Justin Jean, resident, spoke in support of the LUB amendment.

Dale and Treasure Cooper, residents, spoke in opposition, of the LUB amendment.

Norm Hennings, resident, spoke in opposition of the LUB amendment.

Mat Espinoza, resident, spoke in opposition of the LUB amendment.

Chris Harper, resident, spoke in opposition, of the LUB amendment.

Recess

A recess occurred from 7:55 p.m. to 8:22 p.m. at which time Councillor L. Waquan was absent.

Closing Statement from Administration

Amanda Haitas, Such Chandhiok, and Nabil Malik, Planning and Development Services provided a closing statement reiterating that the proposed LUB amendment was brought forward at the applicants request to have one singular designation on the property which is Small Holdings District.

Closing Statement from Applicant

Kimberly Jean and Tessa Vesak, Jean Family Businesses Ltd., provided a closing statement noting that per Administration the consolidation of land districts is a common practice, and that the entire property is not recommended to be designated as Country Residential, and that the Small Holdings zoning would provide certainty on development of the property.

Mayor S. Bowman declared the Public Hearing closed at 9:02 p.m.

8.1.2 Bylaw No. 24/008 – Land Use Bylaw Amendment for Lot 1, Block 1, Plan 232 1444, in Draper - 2nd and 3rd Readings

MOVER: F. Banjoko

SECONDER: K. Ball

THAT Bylaw No. 24/008, being a map amendment to Land Use Bylaw No. 99/059 to redesignate land described as Lot 1, Block 1, Plan 232 1444 from 'SH-Small Holdings District' and 'CR-Country Residential District' to 'SH-Small Holdings District', be read a second time.

FOR (10): S. Bowman, K. Ball, F. Banjoko, L. Bussieres, K. Cardinal, S. Dogar, A. Grandison, K. McGrath, J. Stroud, and S. Wigle

ABSENT (1): L. Waquan

CARRIED (10 to 0)

MOVER: J. Stroud

SECONDER: K. Ball

THAT Bylaw No 24/008 be read a third and final time.

FOR (10): S. Bowman, K. Ball, F. Banjoko, L. Bussieres, K. Cardinal, S. Dogar, A. Grandison, K. McGrath, J. Stroud, and S. Wigle

ABSENT (1): L. Waquan

CARRIED (10 to 0)

8.2 Community Investment Program Policy FIN-220 Amendments

Deanne Bergey, Janelle Fleury, Community Services, and Chantal Beaver, Community Investment Program Advisory Committee (CIPAC), provided an overview of the proposed Community Investment Program (CIP) Policy FIN-220 amendments, noting that during an administrative review in partnership with CIPAC, improvements were identified based on the 2024 Grant Cycle approval process. Proposed policy amendments include the responsibilities of the Approval Committee and Administration and changes to the monitoring and reporting criteria.

Point of Order

Councillor K. Cardinal called a Point of Order on Councillor S. Dogar, noting that the questions were unrelated to the matter being discussed. Mayor S. Bowman upheld the Point of Order.

Recess

A recess occurred from 9:38 p.m. to 9:49 p.m.

MOVER: F. Banjoko

SECONDER: S. Wigle

THAT the Community Investment Program (CIP) Policy FIN-220 dated June 25, 2024, as outlined in Attachment 1, be approved.

FOR (10): S. Bowman, K. Ball, F. Banjoko, L. Bussieres, K. Cardinal, S. Dogar, A. Grandison, K. McGrath, J. Stroud, and S. Wigle

ABSENT (1): L. Waquan

CARRIED (10 to 0)

8.3 Asset Management Plan

Laurie Farquharson, Corporate Services, provided an overview of the Asset Management Plan, noting that the Asset Management Team was formed to develop a comprehensive asset registry to identify associated operational and maintenance costs to ensure responsible custodianship for healthy asset lifecycle of municipal infrastructure. A further review of budget implications, next steps, and future planning was provided.

MOVER: S. Wigle
SECONDER: K. Ball

THAT the Asset Management Plan be accepted as information for future planning purposes.

FOR (10): S. Bowman, K. Ball, F. Banjoko, L. Bussieres, K. Cardinal, S. Dogar, A. Grandison, K. McGrath, J. Stroud, and S. Wigle

ABSENT (1): L. Waquan

CARRIED (10 to 0)

8.4 Draper Voluntary Buyout Asset Disposition

Kelly Hansen and Elliott White, Organizational Support Services, presented the Draper Voluntary Buyout Disposition report, noting that of the four alternatives considered in the program, Administration recommends demolition, and the salvage of materials, of the nine properties in the Draper Voluntary Buyout Program, and that Planning and Development Services appropriately redesign and redesignate all nine properties to reduce the risk associated for other residents and structures in the area. It was noted that the cost to proceed with the demolition, including salvage, of all nine properties is approximately \$700,000.

Delegates

Brandon Howse, Draper resident, spoke to how his property had been excluded from the Draper Voluntary Buyout Program based on the Program requirements, and his concerns regarding his property's elevation and position in the flood hazard area, and requested that his property be reconsidered for the Draper Voluntary Buyout Program.

Amber Fort, Pastew Place, Debbi Henry, Pastew Place Board of Directors, and Debbi Henry, RCMP, proposed an alternative consideration for properties identified for demolition in the Draper Voluntary Buyout Program, and requested that consideration be given to allowing two properties to be utilized for Pastew Place's Post Treatment Program, where residents can have a safe environment to live during after care. It was noted that, should this alternative be considered, Pastew Place will prepare an appropriate proposal for consideration.

James Hackett, Cooper and Company, spoke on behalf of a property owner in Draper, noting that this property had been excluded from the Draper Voluntary Buyout Program based on temporary conditions of the home and property while under construction. The owner is requesting the opportunity for the property to be reconsidered for the Draper Voluntary Buyout Program.

Exits and Returns

Councillor S. Wigle exited the meeting at 10:34 p.m. and returned at 10:36 p.m.

Councillor J. Stroud exited the meeting at 11:25 p.m. and returned at 11:28 p.m.

Recess

A recess occurred from 11:54 p.m. to 12:03 a.m.

MOVER: S. Wigle

SECONDER: F. Banjoko

THAT Administration be directed to proceed as follows:

Select three of the most viable properties for future municipal or community use and demolish the remaining residential buildings, accessory structures and complete all related site clean-up of the remaining six (6) properties acquired in the Draper community through the Voluntary Buyout (VBO) program;

Manage the demolition process and salvaging materials where reasonable for the purpose of diverting from the landfill;

Complete demolitions by January 31, 2025, with site clean-up at all six (6) properties and conclusion of the VBO program to be completed by June 30, 2025; and

Planning and Development Services appropriately redesign and rezone all six (6) properties acquired in Draper to reduce the risk associated with additional residents and structures in the flood hazard zone.

FOR (9): S. Bowman, K. Ball, F. Banjoko, L. Bussieres, K. Cardinal, S. Dogar, K. McGrath, J. Stroud, and S. Wigle

AGAINST (1): A. Grandison

ABSENT (1): L. Waquan

CARRIED (9 to 1)

8.5 2025 Community Investment Program Funding Priorities

With consensus of Council, Administration's introduction of this item was waived.

MOVER: A. Grandison

SECONDER: K. Cardinal

THAT the Community Investment Program (CIP) 2025 Funding Priorities be approved.

FOR (10): S. Bowman, K. Ball, F. Banjoko, L. Bussieres, K. Cardinal, S. Dogar, A. Grandison, K. McGrath, J. Stroud, and S. Wigle

ABSENT (1): L. Waquan

CARRIED (10 to 0)

8.6 2024 Q1 Capital Project Status Update

With consensus of Council, Administration's introduction of this item was waived.

MOVER: A. Grandison

SECONDER: S. Wigle

THAT the Capital Project Status Report, as summarized on Attachment 1, be accepted as information.

FOR (10): S. Bowman, K. Ball, F. Banjoko, L. Bussieres, K. Cardinal, S. Dogar, A. Grandison, K. McGrath, J. Stroud, and S. Wigle

ABSENT (1): L. Waquan

CARRIED (10 to 0)

9. Councillors' Motions

9.1 Place Maker for Murdered or Missing and Exploited Indigenous Peoples – Councillor K. Cardinal

Councillor K. Cardinal rescinded his motion, directing the request back to the Missing or Murdered and Exploited Indigenous Peoples Taskforce for consideration.

10. Adjournment

The meeting adjourned at 12:16 p.m.

Mayor

Chief Legislative Officer